

# Draft Environmental Assessment for the Proposed U.S. Courthouse Harrisburg, Pennsylvania

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## Appendix C



# **PROPOSED U.S. COURTHOUSE, HARRISBURG, PENNSYLVANIA**

## **SOCIAL IMPACT ASSESSMENT SUMMARY**

### **1.1 INTRODUCTION**

General Services Administration (GSA) proposes to undertake the site selection and construction of a new courthouse for the U.S. Courts for the Middle District of Pennsylvania in the City of Harrisburg. The U.S. District Court and court-related agencies are currently located in the Ronald Reagan Federal Building and U.S. Courthouse at 228 Walnut Street in downtown Harrisburg. These facilities serve court activity in the Middle District of Pennsylvania. Due to security concerns, operational deficiencies, and existing and future space needs, the U.S. Courthouse no longer serves the courts and court family efficiently. The Proposed Action is to construct a new, stand-alone U.S. Courthouse in the City of Harrisburg, Pennsylvania. The courthouse would be approximately 262,970 gross square feet in size and would include eight courtrooms. Construction is planned to begin in 2009 and be completed in early 2012.

As part of the Environmental Assessment prepared in compliance with the National Environmental Policy Act of 1969 (NEPA), GSA conducted a Social Impact Assessment (SIA) to analyze the potential impact that the construction and operation of the proposed U.S. Courthouse may have on the social aspects of the environment. These aspects include (but are not limited to):

1. The ways people cope with life through their economy, social systems, and cultural values.
2. The ways people use the natural environment, for subsistence, recreation, spiritual activities, cultural activities, and so forth.
3. The ways people use the built environment, for shelter, making livelihoods, industry, worship, recreation, gathering together, etc.
4. The ways communities are organized, and held together by their social and cultural institutions and beliefs.

5. Ways of life that communities value as expressions of their identity.
6. Art, music, dance, language arts, crafts, and other expressive aspects of culture.
7. A group's values and beliefs about appropriate ways to live, family and extra-family relationships, status relationships, means of expression, and other expressions of community.
8. The esthetic and cultural character of a community or neighborhood-its ambience.

SIA involves characterizing the existing state of such aspects of the environment, forecasting how they may change if a given action or alternative is implemented, and developing means of mitigating changes that are likely to be adverse from the point of view of an affected population (GSA, 1998).

To assess the social effects of the proposed U.S. Courthouse on the residents of the three alternative sites, GSA took the following steps:

- 1) collected background data on demographic characteristics of each site;
- 2) surveyed residents on the way they interact with their community (i.e how they utilize community services, modes of transportation, and shopping and recreational habits);
- 3) conducted community meetings with the residents and business owners of each alternative site to solicit input on the project and how they will be affected; and
- 4) interviewed public officials, service providers, and community leaders to obtain information on services utilized by residents of the alternative sites and to identify potential impacts to site residents and business owners.

Potential social impacts to the residents and businesses of each alternative site were then assessed. Mitigation measures where appropriate and feasible are discussed.

## **2. ALTERNATIVES**

### **2.1 N. 3RD AND FORSTER STREET ALTERNATIVE**

The N. 3rd and Forster Street Alternative consists of a 3.6 acre block bounded by N. 3rd Street, North Street, Green Street, and Forster Street. Buildings located within this block include approximately 40 two- and three-story rowhouses in which uses include residences (both owner inhabited and rental homes), office, restaurant, and retail; three apartment buildings, two buildings with restaurant/entertainment businesses; and one 5-story office building with associated parking.

### **2.2 N. 6TH AND VERBEKE STREET ALTERNATIVE**

The N. 6th and Verbeke Street Alternative consists of a 6 acre block bounded by N. 6th Street, Herr Street, Capital Street, and Verbeke Street. Buildings located within this block include Cumberland Court Apartments (approximately 108 housing units) and associated surface parking lots and the Quaker Meeting House.

### **2.3 N. 6TH AND BASIN STREET ALTERNATIVE**

The N. 6th and Basin Street Alternative consists of a 6.4 acre block bounded by N. 6th Street, Basin Street, the Pennsylvania Higher Education Assistance Agency (PHEAA) building, and the Benjamin Franklin Elementary School. Buildings located within this block include the Jackson Lick Apartments, consisting of two high rise apartment buildings and parking lots, and pool house for and parking lot for the Jackson Lick Community Pool.

## **3. DEMOGRAPHICS**

Demographic data for the three alternative sites, the City of Harrisburg, Dauphin County, and Pennsylvania was obtained from the U.S. Census Bureau, 1990 and 2000 Biennial Census. Table 1 shows the overall population and change in population between 1990 and 2000. The data demonstrates that the population of the City of Harrisburg declined by 6.3 percent in the decade between 1990 and 2000 (U.S. Census Bureau, 2005).

Table 2 provides data on housing in 1990 and 2000. The City of Harrisburg experienced a decline in the number of housing units between 1990 and 2000 for a net loss of 1.1 percent (see Table 2).

Table 3 provides data on the racial makeup of the state, city, and alternative sites.

### **3.1 N. 3RD AND FORSTER STREET**

The N. 3rd and Forster Street Alternative consists of approximately 12 owner-occupied residential units, three owner-occupied multi units (i.e., owner-occupied plus one or more tenants), 64 residential tenants, 16 office spaces, five restaurants, and one nightclub. In addition, there is a billboard and two parking lots.

The residential units in this area vary in condition. Several units have been renovated or are being remodeled while maintaining historic characteristics. Other units show evidence of physical deterioration. However, the neighborhood is desirable and consequently, there is a low vacancy rate. This site is located within the Harrisburg Historic District which according to City officials, "...has been flourishing..." since the mid-1980s. The general opinion of occupants, city officials, historic district and appraisers interviewed is that this location is unique. Furthermore, those interviewed indicated there are no other neighborhoods resembling the characteristics, features and architecture of this area close to downtown and the capital (H.C. Peck, 2005).

Based on Census data and discussions with the City of Harrisburg, the percentage of low-income, minority, and elderly persons on the N. 3rd and Forster Street Alternative is below the average for the City of Harrisburg and the State of Pennsylvania.

### **3.2 N. 6TH AND VERBEKE STREET**

According to information provided by the U.S. Department of Housing and Urban Development (U.S. Department of Housing and Urban Development, 2005), the N. 6th and Verbeke Street Alternative consists of approximately 108 subsidized apartment units within the Cumberland Court Apartments. Cumberland Court Apartments are subsidized by the U.S. Department of Housing and Urban Development (HUD) through the Rental Assistance Payments (RAP) program and Section 236 of the National Housing Act. The RAP program is one of HUD's project-based rental assistance programs. RAP is considered a "deep subsidy" because it typically covers the difference between an

affordable, income-based rent paid by a household and the actual rent of the unit. RAP is similar to Section 8 and Rent Supplement housing; however, Section 8 voucher based assistance travels with the family, and the Rental Assistance Payment program ends when either the mortgage or the property goes away.

Section 236 of the National Housing Act is a program in which HUD provides interest subsidies (Interest Reduction Payments (IRP) subsidies) and mortgage insurance to private developers of low and moderate income housing. Assistance from Section 236 is considered a “shallow subsidy” because it typically provides less rental assistance per household than Section 8 and usually reduces the rent by some small fixed amount (National Housing Trust, 2004).

There are approximately 21 one-bedroom, 65 two-bedroom, and 11 three-bedroom units within the Cumberland Court Apartments. Rent for each unit is approximately 30 percent of the occupant’s monthly gross income. Currently, there is a two year wait for one- and two-bedroom apartments and a five year wait for three-bedroom apartments.

The population on N. 6th and Verbeke Street is comprised of a higher percentage of low-income and minority persons than the average of the City of Harrisburg and the State of Pennsylvania. The elderly population on the N. 6th and Verbeke Alternative is below the City and State averages.

### **3.3 N. 6TH AND BASIN STREET**

The N. 6th and Basin Street Alternative contains the Jackson Lick apartment complex which serves as subsidized housing for the elderly and the physically disabled. The complex is owned by the Harrisburg Housing Authority (HHA) and consists of two 12-story high rises, known as the Jackson Building and the Lick Building.

The Jackson building is currently vacant. There are 20 units per floor for a total of 240 units. Each floor has four one-bedroom units each with approximately 580 square feet and 16 efficiency/studio type units each with approximately 347 square feet. The Housing Authority vacated the residents as part of a plan to renovate the Jackson building in order to provide better assisted living when the tenants returned. The HHA has placed renovation plans for the Jackson building on hold pending the outcome of the site selection for the Federal Courthouse.



The Lick building has 146 one-bedroom units and at the time of the survey, only two or three vacancies. There is a waiting list for any vacancy. Each floor has 12 units, four of which are smaller in size, measuring 588 square feet, and eight of which are larger units, measuring 650 square feet.

The rent for each one-bedroom unit is approximately 30 percent of the occupant's income. In order to qualify for housing in the Jackson Lick Apartments, an applicant must be 55 years or older and have an income less than 30 percent of the median income for the federal standard metropolitan statistical area (SMSA) which in 2005 for one person was \$42,500. In 2005, 30 percent of the median income was \$12,750 for one person and \$14,550 for two people. Most residents that reside in the Jackson Lick Apartments live in one bedroom units (Harrisburg Housing Authority, 2005b).

The population of the N. 6th and Basin Street Alternative is comprised of a higher percentage of low-income and minority persons than the average of the City of Harrisburg and the State of Pennsylvania. Residents of the Jackson Lick Apartments are all elderly or disabled.

**Table 1: Population Change 1990 to 2000**

	<b>1990 Population</b>	<b>2000 Population</b>	<b>Population Change</b>	<b>Percent Change</b>
Pennsylvania	11,881,643	12,281,054	399,411	3.4
Dauphin County	237,813	251,798	13,985	5.9
The City of Harrisburg	52,376	49,100	- 3,276	- 6.3
Census Tract 201 / Block Group 1	86	1,196	1,110	1291
Census Tract 201 / Block Group 1 / Blocks 1002, 1003, 1011, 1013, 1025, 1059 <b>(N. 3rd and Forster Street)</b>	N/A	104	N/A	N/A
Census Tract 203 / Block Group 1	211	1,580	1,369	649
Census Tract 203 / Block Group 1 / Block 1021 <b>(Includes N. 6th and Basin Street)</b>	N/A	641	N/A	N/A
Census Tract 203 / Block Group 1 / Blocks 1031, 1032, 1033 <b>(N. 6th and Verbeke Street)</b>	N/A	226	N/A	N/A

Source: U.S. Census Bureau, 2000 Census

**Table 2: Housing Occupancy**

	<b>1990 Total Housing Units</b>	<b>2000 Total Housing Units</b>	<b>Percent Change</b>	<b>2000 Occupied Housing Units</b>	<b>2000 Vacant Housing Units</b>
Pennsylvania	4,938,140	5,249,750	6.3	4,777,003	472,747
Dauphin County	102,684	111,133	8.2	102,670	8,463
The City of Harrisburg	24,590	24,314	- 1.1	20,561	3,753
Census Tract 201 / Block Group 1	40	908	2,170	766	142
Census Tract 201 / Block Group 1 / Blocks 1002, 1003, 1011, 1012, 1013, 1025, 1059 <b>(N. 3rd and Forster Street)</b>	N/A	81	N/A	68	13
Census Tract 203 / Block Group 1	86	1,319	1,434	1,099	220
Census Tract 203 / Block Group 1 / Block 1021 <b>(Includes N. 6th and Basin Street)</b>	N/A	674	N/A	536	138
Census Tract 203 / Block Group 1 / Blocks 1031, 1032, 1033 <b>(N. 6th and Verbeke Street)</b>	N/A	107	N/A	102	5

Source: U.S. Census Bureau, 2000 Census

**Table 16: Racial Characteristics (2000)**

	<b>Pennsylvania</b>	<b>County</b>	<b>City of Harrisburg</b>	<b>N. 3rd and Forster Street Alternative*</b>	<b>N. 6th and Verbeke Street Alternative**</b>	<b>N. 6th and Basin Street Alternative***</b>
<b>Population</b>						
Total Population	12,281,054	251,798	48,950	104	226	641
Population over 65	10.8%	9.9%	8.4%	6.7%	7.5%	30.3%
<b>Race</b>						
White	85.4%	77.1%	31.7%	68.3%	19.0%	36.8%
Black	10%	16.9%	54.8%	15.4%	68.1%	52.7%
American Indian	0.15%	0.16%	0.37%	0.96%	0%	0%
Asian	1.8%	2.0%	2.8%	7.7%	0%	1.7%
Hawaiian	0.03%	0%	0%	0%	0%	0%
Other Race	1.5%	2.0%	6.5%	3.8%	2.7%	3.6%
Two or More Races	1.2%	1.9%	3.6%	3.8%	10.2%	5.0%
<b>Income</b>						
Poverty Status+	11%	9.7%	24.6%	19.4%	34.2%	34.2%

Source: U.S. Census Bureau, 2000 Census

+ Poverty status for alternative sites is based on Block Group level data. Block level data is not available from the 2000 Census.

\* Census Tract 201, Block Group 1, Blocks 1002, 1003, 1011, 1012, 1013, 1025, 1059

\*\* Census Tract 203, Block Group 1, Blocks 1031, 1032, 1033

\*\*\* Census Tract 203, Block Group 1, Block 1021 (includes areas beyond alternative site boundary)

#### **4. Community Survey Results**

Surveys were distributed to all residents within the three sites. The surveys solicited input on the affected neighborhoods in order to assess how the residents utilize nearby community services so as to adequately identify impacts. Survey topics included transportation needs, employment, schools, daycare, and access to community services, shopping, and recreational areas.

Surveys were mailed on October 10, 2005 to the residents of the N. 3rd and Forster Street Alternative and the N. 6th and Verbeke Street Alternative. At the request of the HHA, surveys were not mailed to the residents of the N. 6th and Basin Street Alternative; however, surveys were distributed to the residents at the Community Meeting at the Jackson Lick Apartments on November 10, 2005.

Approximately 68 surveys were mailed to the residents of the N. 3rd and Forster Street Alternative. Twenty-six surveys were returned, which equates to approximately a 38 percent response rate. The consensus of the resident surveys is that there is a great sense of community within the neighborhood of the N. 3rd and Forster Street Alternative. Some residents own businesses within the neighborhood, and they are concerned that displacement would cause them to lose both their home and business. Surveys also concluded that residents are concerned about the potential destruction of their historic homes. Although many residents own vehicles, they enjoy the ability to walk to restaurants, recreational areas, religious activities, and work. Residents also commented that parking in their neighborhood is limited, especially on street cleaning days (2 days every other week, year round).

Approximately 106 surveys were mailed to the residents of the N. 6th and Verbeke Street Alternative. Twenty-four surveys were returned, which equates to approximately a 23 percent response rate. The consensus of the resident surveys is that the residents rely heavily on public transportation (bus services) to commute to work, attend church, and travel to doctor appointments. Some residents expressed concern for finding replacement housing suited to their fixed incomes. Residents also commented that many state employees park in their parking lot.

Surveys were not mailed, but distributed, to the 55 residents of the N. 6th and Basin Street Alternative who attended the November 10, 2005 meeting at Jackson Lick

Apartments. Fifteen surveys were completed. The consensus of the resident surveys is that residents rely heavily on public transportation (bus and cab services) to commute to doctor appointments, church services, and the Uptown Plaza for shopping approximately 15 blocks north at N. 7th and Division Street. Many residents walk to the Broad Street Market for groceries and prepared food.

For each of the alternative sites, community survey responses are shown below.

#### **4.1 N. 3RD AND FORSTER STREET**

Of the 26 survey respondents on the N. 3<sup>rd</sup> and Forster Street Alternative, six people responded that they regularly use public transportation, and 19 people responded that they do not regularly use public transportation services.

The types of public transportation used are as follows:

Bus <u>4</u>	Train <u>2</u>
Cab Service <u>3</u>	Other <u>0</u>

The purpose for public transportation use is as follows:

Work <u>2</u>	School <u>0</u>
Shopping <u>4</u>	Dining <u>2</u>

Other: One respondent said that they use public transportation in order to visit family, commute to recreational areas, shopping, and entertainment facilities.

Twenty-one people responded that they own a car, and six people responded that they did not own a car. Eleven responses said that they have off-street parking, and eight responses said that there is no off-street parking.

Seven respondents said they have parking problems/issues in their neighborhood, while 10 stated they did not. Three responses stated that street cleaning causes parking problems; two responses noted that there are more residents with cars than there are parking spaces; one response noted that state workers use all available public parking; and two responses noted that there is limited non-permit parking.

Respondents' employment status was as follows:

Employed <u>18</u>	Unemployed <u>2</u>
Retired <u>5</u>	Disabled <u>1</u>
Full-time student <u>0</u>	Other <u>1</u> business owner on site, <u>1</u> volunteer at Cathedral and Cathedral School, and <u>1</u> part-time

Distance respondents travel to work:

two blocks <u>3</u>	three blocks <u>3</u>	one mile <u>3</u>
two miles <u>3</u>	less than one block <u>2</u>	five blocks <u>2</u>
five miles <u>1</u>		

Modes of transportation to work:

Walk <u>14</u>	Drive <u>5</u>
Carpool <u>0</u>	Ride Bus <u>1</u>
Other <u>0</u>	

An unemployed resident responded that he/she must walk everywhere because of the currently high gasoline prices.

Twenty-four respondents indicated that they do not have school-aged children.

Sixteen respondents indicated that they use or participate in community services such as a healthcare clinic or visiting nurse services, libraries, religious activities, recreation programs, or adult education programs. Programs and services used are shown below, along with the number of responses:

Religious activities <u>15</u>	Library <u>11</u>	Recreational programs <u>4</u>
YMCA* <u>4</u>	Healthcare clinics <u>2</u>	Political assoc. <u>1</u>
Community assoc. <u>1</u>	Helping homeless <u>1</u>	Medical services <u>1</u>
Museum <u>1</u>	Riverfront Park <u>1</u>	
Sports programs <u>1</u>	State offices <u>1</u>	

\* *There was no indication as to which YMCA facility residents use.*

One response noted that due to limited parking and the cost of parking garages, it is necessary to walk to most events. One response stated a need for access to bus routes,

and two responses indicated that they need to be within walking distance to access programs and services.

Places where respondents regularly shop is as follows:

Broad Street Market <u>10</u>	Downtown <u>10</u>	Colonial Park <u>4</u>
CVS <u>4</u>	Giant <u>4</u>	Sayford Market <u>4</u>
Strawberry Square <u>4</u>	Midtown <u>3</u>	N. 2nd Street <u>2</u>
West Shore <u>2</u>	Barber Shop <u>1</u>	Capital City Mall <u>1</u>
Don't regularly eat out <u>1</u>	Eddie's Men's Shop <u>1</u>	Enola <u>1</u>
Harrisburg Mall <u>1</u>	Rite-Aid <u>1</u>	Wal-Mart <u>1</u>
Weis Markets <u>1</u>	Wine & Spirits <u>1</u>	

Modes of transportation to these stores or markets:

Walk <u>16</u>	Drive <u>10</u>
Carpool <u>0</u>	Ride Bus <u>2</u>
Other: Cab <u>2</u>	

Restaurants where respondents regularly eat:

N. 2nd Street <u>14</u>	Roxy's <u>6</u>	Zephyr's <u>4</u>
Firehouse <u>3</u>	Mangia Qui <u>3</u>	Stock's <u>2</u>
Applebee's <u>1</u>	Broad Street Market <u>1</u>	Brownstone Lounge <u>1</u>
Chinese <u>1</u>	Garrison's <u>1</u>	Glass Lounge <u>1</u>
McGrath's Pub <u>1</u>	Midtown <u>1</u>	Molly Branningan's <u>1</u>
St. Moritz <u>1</u>	TGI Friday's <u>1</u>	

Modes of transportation to these restaurants:

Walk <u>21</u>	Drive <u>5</u>
Carpool <u>0</u>	Ride Bus <u>1</u>
Other: Cab <u>1</u> Bike <u>1</u>	



Recreational facilities used by residents are shown below, along with the number of responses:

Riverfront <u>18</u>	YMCA* <u>10</u>	City Island <u>9</u>
Greenbelt <u>3</u>	Capitol Park <u>2</u>	church <u>2</u>
HACC Wildwood Trail <u>1</u>	Hershey Country Club <u>1</u>	Fitness Firm <u>1</u>
Negley Park <u>1</u>	Westshore Tennis Club <u>1</u>	Willow Park <u>1</u>
Zembie's Sports Bar <u>1</u>		

*\* There was no indication as to which YMCA facility residents use.*

Nineteen respondents indicated they walk to these recreation areas, while four respondents indicated they drive, and two respondents indicated they bike.

Entertainment and leisure activities reported by respondents:

Whitaker Center <u>11</u>	Midtown Cinema <u>10</u>	Forum <u>7</u>
Nightclubs on N. 2nd St. <u>5</u>	Susquehanna Museum of Art <u>4</u>	Downtown <u>3</u>
Mantis Collective <u>3</u>	Neptune Lounge <u>3</u>	Regal Theatres <u>3</u>
Colonial Park Mall <u>2</u>	Harrisburg Hilton <u>2</u>	McGrath's Pub <u>2</u>
Open Stage <u>2</u>	State Museum <u>2</u>	St. Moritz <u>2</u>
Stallions <u>2</u>	Strawberry Café <u>2</u>	ABC East Bowling <u>1</u>
Brownstone Lounge <u>1</u>	Capitol Building <u>1</u>	Epic Bar & Grill <u>1</u>
Fisagas <u>1</u>	Hardware Bar <u>1</u>	Harrisburg Art Assoc. <u>1</u>
Harrisburg Symphony <u>1</u>	Hershey Theatre <u>1</u>	Mangia Qui <u>1</u>
Side Door Cinema <u>1</u>		

Mode of transportation for entertainment

Walk <u>20</u>	Drive <u>7</u>
Carpool <u>0</u>	Ride Bus <u>2</u>
Other: Cab <u>1</u>	

## **4.2 N. 6TH AND VERBEKE STREET**

Of the 24 respondents for the N. 6th and Verbeke Street Alternative, nine people responded that they regularly use public transportation, and 11 people indicated that they do not regularly use public transportation.

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The types of public transportation used are as follows:

Bus 10

Train 0

Cab Service 8

Other: Share -A-Ride 2

The purpose for public transportation use is as follows:

Work 4

School 1

Shopping 8

Dining 0

Other: Doctor's visits 6

Laundromat 1

Thirteen people responded that they own a car, and 10 people responded that they do not own a car. All 10 respondents with a car indicated that they have off-street parking.

Three respondents indicated that they have parking problems/issues in their neighborhood, while 10 stated they do not have a problem. Five responses stated that state employees park in the Cumberland Court residents' parking lot; one response stated that people park abandoned cars in their lot; and one response stated that people who are not handicapped park in the handicapped spaces.

Respondents' employment status was as follows:

Employed 12

Unemployed 2

Retired 5

Disabled 4

Full-time student 4

Other: Part-time 1

Distance respondents travel to work:

three miles 3

five miles 3

five blocks 2

one mile 2

two miles 1

20 miles 1

Modes of transportation to work:

Walk 4

Drive 8

Carpool 2

Ride Bus 3

Other: No response

Distance traveled for full-time students to school:

one mile 1

10 miles 1

online courses 1

Mode of transportation to school:

Walk 0

Drive 1

Carpool 0

Ride Bus 0

Other: No responses

One response indicated that the resident is disabled and needs access to CAT Share-A-Ride.

Eight people responded that they have school-aged children, while 14 people stated that they do not.

Schools children from this alternative attend are shown below:

Benjamin Franklin Elementary School 4

John Harris High School 2

Hansel & Gretel Learning Center 1

Ronald Brown Charter School 1

Camp Curtin School 1

Modes of travel for getting children to school are as follows:

Walk 5

They Drive or You Drive Them 2

Carpool 0

Ride Bus 3

Other: No responses

Only one respondent indicated that their children participate in after school programs. They indicated that the children participate in summer programs, and that they do not have transportation needs or other concerns.

Three people responded that they have children who attend daycare, while 19 people do not. One person has children that attend the Praise & Play Early Learning Center, and one person has children that attend the Penbrook Learning Center. Two people stated that they drive their children to daycare. The third respondent with children in daycare did not indicate where his/her children attend or their mode of transportation.

Nine respondents indicated that they use or participate in community services such as a healthcare clinic or visiting nurse services, libraries, religious activities, recreation programs, or adult education programs. Programs and services used are shown below, along with the number of responses:

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Library 6

Church 5

Healthcare clinic 3

YMCA\* 1

Adult education 1

Recreation program 1

Shopping 1

*\*There was no indication as to which YMCA facility residents use.*

Two responses indicated that they need to use the Capital Area Transit (CAT) bus system to access community programs and services, and one response indicated that he/she must walk to access community programs and services.

Places where respondents regularly shop are as follows:

Harrisburg Mall 10

Broad Street Market 6

Uptown Plaza 4

Wal-Mart 4

Colonial Park Mall 3

Capital City Mall 2

Marshalls 2

Save-A-Lot 2

AJ Right 1

Catalogs 1

Flea Market 1

Giant 1

Goodwill 1

Karns 1

N. Front Street 1

Route 22 1

Sam's Club 1

Thrift Stores 1

TJ Maxx 1

29<sup>th</sup> Street 1

Modes of transportation to these stores or markets:

Walk 6

Drive 8

Carpool 5

Ride Bus 5

Other: Mail 1

Restaurants where respondents regularly eat:

Don't regularly eat out 8

Red Lobster 5

Olive Garden 3

Old Country Buffet 2

Applebee's 1

Broad Street Market 1

Chinese 1

Colonial Park 1

Damon's 1

Island Mall 1

Keystone Restaurant 1

Los Delicioso 1

McDonald's 1

Mercado's Pizza 1

Outback Steakhouse 1

Red Robin 1

Subway 1

Texas Roadhouse 1

TGI Friday's 1

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Modes of transportation to these restaurants:

Walk <u>4</u>	Drive <u>9</u>
Carpool <u>2</u>	Ride Bus <u>1</u>
Other: No responses	

Recreational facilities used by residents are shown below, along with the number of responses:

Riverfront <u>7</u>	Around the block <u>5</u>	Parks <u>3</u>
City Island <u>2</u>	YMCA* <u>2</u>	Amusement parks <u>1</u>
Broad Street Market <u>1</u>	C5 Fitness <u>1</u>	Church <u>1</u>
HACC <u>1</u>	Hispanic Center <u>1</u>	Italian Lake <u>1</u>

*\* There was no indication as to which YMCA facility residents use.*

Nine respondents indicated they walk to these recreation areas, while nine respondents indicated they drive, two respondents indicated they carpool, one respondent uses the bus, while one respondent bikes.

Entertainment and leisure activities reported by respondents:

Don't regularly go out <u>7</u>	Regal Cinema <u>5</u>	American Legion <u>3</u>
Family events <u>1</u>	Strawberry Square <u>2</u>	Whitaker Center <u>2</u>
AMC Theaters <u>1</u>	Church <u>1</u>	Colonial Park <u>1</u>
Double D's <u>1</u>	Downtown Harrisburg <u>1</u>	Dragonfly <u>1</u>
Forum <u>1</u>	Island Mall <u>1</u>	Red Crown Bowling <u>1</u>
State museum <u>1</u>		

Mode of transportation for entertainment:

Walk <u>4</u>	Drive <u>11</u>
Carpool <u>1</u>	Ride Bus <u>0</u>
Other: No responses	

### **4.3 N. 6TH AND BASIN STREET**

Of the 15 survey respondents on the N. 6<sup>th</sup> and Basin Street Alternative, nine people responded that they regularly use public transportation, and three people responded that they do not regularly use public transportation services.

The types of public transportation used are as follows:

Bus <u>10</u>	Train <u>0</u>
Cab Service <u>5</u>	Other: Pay someone <u>1</u> Share-A-Ride <u>2</u>

The purpose for public transportation use is as follows:

Work <u>2</u>	School <u>0</u>
Shopping <u>11</u>	Dining <u>3</u>
Other: Doctor appointments <u>1</u>	Volunteer <u>1</u>

Four people responded that they own a car, and 11 people responded that they do not. Three respondents indicated that they have off-street parking. One respondent indicated there are parking problems/issues in their neighborhood, while three respondents indicated there are not problems. One response indicated that handicapped parking is limited.

Two responses indicated a need for bus services; one response specifically stated a need to travel to doctor appointments. Two responses noted that they need transportation for grocery shopping, and one response indicated that they need to be within walking distance of community facilities and services.

Respondents' employment status was as follows:

Employed <u>1</u>	Unemployed <u>1</u>
Retired <u>13</u>	Disabled <u>3</u>
Full-time student <u>0</u>	Other: No responses

Distance respondents travel to work: No responses

Modes of transportation to work:

Walk <u>0</u>	Drive <u>0</u>
Carpool <u>0</u>	Ride Bus <u>2</u>
Other: No response	

Two responses indicated a need for bus services (one response specifically stated a need to travel to doctor appointments). Two responses noted that they need transportation for grocery shopping, and one response indicated that they need to be within walking distance of community facilities and services.

None of the respondents have school-aged children.

Six respondents indicated that they use or participate in community services such as a healthcare clinic or visiting nurse services, libraries, religious activities, recreation programs, or adult education programs. Programs and services used are shown below, along with the number of responses:

Religious activities <u>6</u>	Doctor office visits <u>2</u>	Nurse at church <u>1</u>
Recreational programs <u>1</u>	Volunteer <u>1</u>	

Places where respondents regularly shop is as follows:

Giant <u>7</u>	Broad Street Market <u>5</u>	Uptown Plaza <u>5</u>
Wal-Mart <u>3</u>	Weis Markets <u>2</u>	CVS <u>1</u>
Harrisburg Mall <u>1</u>	Mall <u>1</u>	Nearby <u>1</u>
Save-A-Lot <u>1</u>	Sharp Shopper <u>1</u>	Third Street <u>1</u>

Modes of transportation to these stores or markets:

Walk <u>4</u>	Drive <u>3</u>
Carpool <u>2</u>	Ride Bus <u>8</u>
Other: Pay someone <u>1</u>	

Restaurants where respondents regularly eat:

Don't regularly eat out <u>7</u>	Broad Street Market <u>1</u>	Downtown <u>1</u>
Keystone Restaurant <u>1</u>	Uptown Plaza <u>1</u>	

Modes of transportation to these restaurants:

Walk <u>3</u>	Drive <u>1</u>
Carpool <u>0</u>	Ride Bus <u>2</u>
Other: No response	

Recreational facilities used by residents are shown below, along with the number of responses:

Around the block <u>3</u>	Reservoir Park <u>2</u>
Church <u>1</u>	Riverfront Park <u>1</u>

Three respondents indicated they walk to these recreation areas, while two respondents indicated they drive, one respondent indicated they carpool, and one respondent indicated they ride the bus.

Entertainment and leisure activities reported by respondents:

Don't regularly go out <u>4</u>	Colonial Park <u>1</u>	Harrisburg Hilton <u>1</u>
Mall <u>1</u>	Midtown <u>1</u>	Movies <u>1</u>
Uptown Plaza <u>1</u>		

Mode of transportation for entertainment:

Walk <u>1</u>	Drive <u>1</u>
Carpool <u>1</u>	Ride Bus <u>1</u>
Other: No responses	

## **5. Community Meetings**

Community meetings were held on November 9 and 10, 2005 for the residents of the affected neighborhoods of the three build alternatives to discuss the proposed U.S. Courthouse Project. The format of each meeting included a PowerPoint presentation informing the attendees of the current project status followed by a question and answer period. A court reporter was present to create a verbatim record of each meeting. Each attendee was given time to ask a question or comment, and many attendees spoke more than once. Those in attendance who did not feel comfortable speaking in a public format were given the opportunity to provide testimony, in private, to a court reporter.



The meeting for the residents of the Cumberland Court Apartments and members of the Friends Meeting House (N. 6th and Verbeke Street Alternative) was held on November 9, 2005 at 6:00 pm at the Friends Meeting House. Approximately 23 people attended. Attendees expressed concern about parking problems; the potential destruction of the Friends Meeting House, which includes the Praise and Play Early Learning Center; the availability of abandoned/vacant lots within the city; the loss of resources within walking distance if the Cumberland Court residents were relocated; and finding a place to relocate the Friends Meeting House within the city of Harrisburg. Although invitations were mailed to the Friends and Praise and Play Early Learning Center, the Friends were under the impression that the meeting was only for the Cumberland Court residents. However, invitations were mailed to the Friends Meeting House and the Praise and Play Early Learning Center. Follow-up from the meeting included researching vacant lots within the vicinity of the three proposed build alternatives.

The meeting for the residents of the Jackson Lick Apartments (N. 6th and Basin Street Alternative) was held on November 10, 2005 at 2:00 pm. Approximately 55 residents; Carl Payne, Jerry Shenck, Irwin Aronson, and Leon Feinerman from Harrisburg Housing Authority; John Bane, a representative from U.S. Congressman Tim Holden's office; and Linda Thompson, City Councilwoman attended the meeting. Attendees expressed concern about safety for the students at the Benjamin Franklin Elementary School, relocation or disbursement to other HHA facilities, project schedule and moving timetable for residents (particularly the special needs of those who are disabled), and the availability of abandoned/vacant lots within the city.

The meeting for the residents and business owners of the N. 3rd and Forster Street Alternative was held on November 10, 2005 at 7:00 pm. Approximately 30 people attended the meeting. Attendees expressed concern about destruction of historic properties, destruction of residences and businesses, the availability of abandoned/vacant lots within the city, the restriction on building the new courthouse in the floodplain, and the impaired view shed of the historic properties surrounding the N. 3rd and Forster Street Alternative. Attendees were also concerned about the prolonged project schedule; the destruction of close-knit neighborhood of homes, apartments, restaurants, shops, and other businesses; safety for children attending nearby elementary schools; the lack of replacement historical homes; and the accuracy of the appraisers valuation of the historic properties. Citizens are also concerned about parking problems that the new Courthouse facility may generate.

## **6. SOCIAL IMPACT ASSESSMENT**

### **6.1 N. 3RD AND FORSTER STREET**

The N. 3rd and Forster Street Alternative is located in what is considered downtown Harrisburg. The streets are lined with low rise residential historic row homes and small commercial businesses, including restaurants, nightclubs, and office space. The site lies entirely within the Harrisburg Municipal Historic District. The demography of the neighborhood comprising the site is characterized by young professionals and retired professionals of primarily Caucasian descent. The neighborhood has been described as, "...rich in historic significance, in housing stock, in rehabilitation successes and on-going efforts, in diversity and in a powerful sense of neighborhood as Capitol Area Neighbors (CAN)." (MacNett, 2005)

The N. 3rd and Forster Street site is part of a larger community organized as CAN. CAN defines its neighborhood boundaries as N. Front Street to N. 3rd Street in the east-west direction and Forster Street to Walnut Street in the north-south direction. CAN has provided a great deal of input for the assessment of community impacts, including sending a petition opposing selection of the N. 3rd and Forster Street site and providing comments during the public scoping and community meetings.

In a letter from CAN, the organization's president stated, "Residents within this area have chosen and committed to an urban residential lifestyle in a historic district with its inherent features. This choice involves seeking out opportunities that minimize need for private transportation in lieu of pedestrian travel or public transportation. This choice allows simple access to urban amenities including parks, sporting events, museums, art centers, work, restaurants and bars. The choice to occupy a historic residence also represents a commitment to a quality of life that supports restoration and preservation." (Capital Area Neighbors, 2005).

In comment letters, emails, surveys, and public testimony, residents and business owners echo these sentiments. Pride in the neighborhood, a "look out for your neighbor" attitude, and investment in restoring historic homes were common themes. Comments also reflected a belief that this site is a vital part of the City of Harrisburg and that it is an irreplaceable part of the community.

Social impacts associated with use of the N. 3<sup>rd</sup> and Forster Street Alternative for the proposed U.S. Courthouse include physical relocation of residents and businesses, impacts to community cohesion. Indirect impacts of relocating the residents and businesses include economic impacts to business owners and the City of Harrisburg, as well as disruption of lives and life patterns.

Residents are highly committed to this neighborhood, and there is a great level of cohesion among this community. The personal loss of neighborhood ties, friends, and familiar surroundings would be more deeply felt here than in a more transient neighborhood. The loss of this neighborhood would be felt by surrounding residents as well. Those remaining would lose neighbors and local gathering places as affected residents, restaurants and bars/clubs would move out of the neighborhood. Some residents of surrounding areas have indicated that they would not want to live “in the shadow” of the new courthouse. Additionally, some residents predict parking problems including court visitors parking in residential areas. These indirect impacts are typically short-term, as remaining residents adjust to their modified community or decide to leave and others move into the neighborhood.

Relocation requirements are assessed and documented in a 2005 study prepared by H.C. Peck and Associates, Inc. for the General Services Administration. There is ample replacement housing available in the City of Harrisburg for the homeowner/occupants of the N. 3<sup>rd</sup> and Forster Alternative though the replacement neighborhoods lack some of the historic ambiance of the subject site. There are homes available for sale in a comparable historic neighborhood downtown, but since those houses lie in a floodplain, they were not included in the relocation report (H.C. Peck, 2005). The historic nature of the N. 3<sup>rd</sup> and Forster Street site is very important to its residents. Residents may view relocation to an area that does not have similar housing and setting as a long-term negative impact on their quality of life. However, based on the availability of apartments and units from private landlords, there is adequate replacement housing for tenant displacees from the N. 3<sup>rd</sup> and Forster Alternative.

Based on results of the resident survey and comments from residents, many people prefer living at the N. 3<sup>rd</sup> and Forster Street site because of its convenience to mass transit as well as shopping, recreational opportunities, and community services. Relocation of residents outside of the downtown area would present an obstacle to accessing amenities now readily available.

Construction of the proposed U.S. courthouse under this alternative would directly impact economic and employment conditions in the City of Harrisburg through the displacement of 23 businesses: 17 office entities, five restaurants, and one nightclub. There is comparable office supply in Harrisburg to meet the demand of displaced office occupants from the N. 3<sup>rd</sup> and Forster Alternative. Suitable relocation space has not been identified for the nightclub that would be displaced. As this business' clientele tend to be urban based, it is assumed that the nightclub would focus on remaining in Harrisburg. If the nightclub is unable to relocate within the City of Harrisburg, there would be a long-term adverse impact to the nightclub owner and a long-term adverse impact to the City of Harrisburg economy. Five restaurants would be displaced under the N. 3<sup>rd</sup> and Forster Street Alternative. Four properties were identified for the impacted restaurants; however, it cannot be assumed that these four businesses would immediately relocate to an available parcel. Other new businesses may plan to purchase these properties, or existing businesses in other parts of the city may relocate to these areas. Due to this limited supply and relocations by potential outside entities, the relocation report estimated a lead-time for the relocation of these businesses at 12 to 18 months. As the businesses are based downtown and potentially rely on a downtown lunch and dinner/happy hour clientele, it is assumed they would seek to remain in the downtown Harrisburg area. If the restaurants are unable to relocate within the City of Harrisburg, there would be a long-term adverse impact to the restaurant owners and a long-term adverse impact to the City of Harrisburg economy.

## **6.2 N. 6TH AND VERBEKE STREET**

The N. 6th and Verbeke Street Alternative is located in Midtown Harrisburg and consists of the Cumberland Court Apartments and the Friends Meeting House.

The Cumberland Court Apartments is described as a well-maintained, peaceful, subsidized community. According to information provided by HUD, currently, approximately 200 people reside in the Cumberland Court Apartments (U.S. Department of Housing and Urban Development, 2005). The average family size is two persons. Approximately one-quarter of the residents are children under the age of 17, and approximately one-tenth are elderly. Residents of the complex are primarily of African American descent, with the balance made up of Hispanic and Caucasian persons.

Cumberland Court Apartments has been characterized as a safe, stable neighborhood of upwardly mobile residents. One advocate noted that persons in Harrisburg who live in subsidized housing regard Cumberland Court Apartments as a community to aspire toward (Pickering, 2005). There is currently a two-year waiting list for one- and two-bedroom apartments and a five-year waiting list for three-bedroom apartments.

According to surveys returned by residents of the apartment complex, the community is somewhat dependent on public transportation. For those without vehicles, the location of the Cumberland Court Apartments is convenient to public transportation or within walking distance to the State Capitol Complex for work, Benjamin Franklin Elementary School, facilities that provide subsidized health services, and shopping markets. While being somewhat reliant on the nearby facilities and services in the surrounding community, residents of Cumberland Court did not indicate much interaction with surrounding residential communities. The level of commitment of residents to the Cumberland Court community is difficult to gauge due to limited public input from residents on the subject. However, it would appear that due to the attractive aspects of the Cumberland Court Apartments and the waiting list to move there, residents are generally pleased to be tenants of this apartment complex and are somewhat stable compared to other rental communities.

Another component of the alternative's community is the Harrisburg Friends Meeting (Friends). The Friends Meeting House occupies the southeast corner of the N. 6th and Verbeke Street site and has been at this location since 1965. The congregation itself has been in existence in Harrisburg for the past 64 years, with evidence of earlier worship meetings dating back to 1908.

In a statement from the Friends, they described their decision to build the Meeting House in the urban setting of Harrisburg so that they would be in position to, "...become a center for religious activity and social concerns in Harrisburg." (Koser, 2005) Today, in addition to being a place of worship and fellowship for the Friends, the Meeting House serves as a meeting place for a wide variety of community groups, including religious and social organizations. Representatives of several of these organizations submitted letters of support for mission of the Friends and the importance of Meeting House.

The Meeting House also houses the Praise and Play Early Learning Center. According to the Director of the daycare center, Ms. Effiong, approximately 50 children are enrolled,

twenty to thirty percent of which live in the nearby Fox Ridge Townhouse and Cumberland Court communities. (Praise & Play Early Learning Center, 2005) According to Ms. Effiong, funding for about half of the children is subsidized by the state government.

Social impacts associated with use of the N. 6<sup>th</sup> and Verbeke Street Alternative for the U.S. Courthouse include physical relocation of the residents of Cumberland Court, and as well as impacts to residents quality of life. There would also be impacts from the physical relocation of the Friends Meeting House and the associated Praise and Play Early Learning Center, as well as impacts to the community from the loss of these facilities.

As a community of renters, the residents of this site do not have the personal investment in the community that is typical of property owners. The fact that this community is considered the finest subsidized apartment community in Harrisburg, however, would suggest that residents here are more committed to this community than the average renter. In addition, in resident surveys, some residents indicated that they enjoy living and feel safe at Cumberland Courts and that they have close relationships with neighbors. However, other residents indicated that they do not feel safe at the apartment complex. Therefore, some residents would feel a loss of community if displaced by the proposed courthouse project.

There does not appear to be much interaction between the Cumberland Court residents and surrounding residential communities; therefore impacts to a larger surrounding area are not anticipated as a result of displacing the Cumberland Court residents.

Residents of Cumberland Court do have a reliance on mass transit and utilize community services including health care facilities, libraries, and educational programs. The Cumberland Court Apartments are adjacent to Capital Area Transit Authority (CAT) bus routes, and if residents are relocated outside of the city, they may not have the same optimal access to public transportation. Cumberland Court Apartments are located approximately eight blocks from the Hamilton Health Center, Fulton Street Center, and the Kelker Street WIC facility. Residents of Cumberland Court Apartment may use the Hamilton Health Center due to a lack of personalized healthcare. If residents were relocated, healthcare service may become inaccessible and unaffordable because similar

facilities may not be available. Increasing a participants driving distance to another facility may increase the cost of accessing healthcare for Cumberland Court residents.

Construction of the proposed U.S. Courthouse on the N. 6th and Verbeke Alternative would result in the acquisition and relocation of 108 apartment units. Research indicates that although no similar site specific subsidized housing for Section 8 vouchers are or will be available in the foreseeable future, early payment of the mortgage by the property owner may qualify residents displaced under this alternative for superior, tenant based housing vouchers. If HUD approves the sale, Housing Choice Vouchers, similar to Section 8 vouchers, would be provided for the number of units at the property and allow the tenants, with the help of GSA relocation specialists, to secure housing on the private market. According to Harrisburg Housing Authority, there is substantial landlord interest in tenants with vouchers and this fact should supply adequate availability for relocation these families. This would allow the tenants to obtain housing with HUD subsidy that is generally superior to their current subsidy and would mitigate some of the impact to displaced residents (H.C. Peck, 2005).

The costs associated with placing low income individuals with Housing Choice Vouchers into the private market housing ranges between \$7,000 and \$10,000 per family. Under the Uniform Relocation Act, benefits to displaced individuals would expire after 42 months; however residents of the Cumberland Court Apartments would receive HUD Section 8 vouchers which would continue as long as the resident qualifies for assistance. Therefore, there would be a minor, direct, long-term, adverse impact on displaced residents under this alternative.

The Friends Meeting House, its congregation, and the daycare operating in the Meeting House are located in an ideal location to serve this community. Relocation space similar to the existing facilities has not been identified for these entities. The Friends Meeting House and the daycare center could be relocated into available commercial space in the vicinity of their current site until a new facility could be constructed. If displaced, the Friends could re-establish their place of worship within the community, to which they have expressed a great commitment, or relocate elsewhere. However, the community would be affected by the loss of these institutions until such time as they are able to relocate. If the daycare center would choose not to relocate within the nearby community, patrons of this business would seek other daycare centers. Daycare centers

with availability for enrollment and access to public transportation have been identified in the vicinity of this site.

### **6.3 N. 6TH AND BASIN STREET**

The N. 6th and Basin Street Alternative is situated on the eastern fringe of Midtown Harrisburg. The site contains Jackson Lick Apartments and the pool house for the Jackson Lick Community Pool (the pool itself is on an adjacent property). The Jackson Lick Apartments, two high-rise buildings owned and operated by the HHA, offer subsidized housing for residents who are 55 years of age and older and have an income less than 30 percent of the median income for the federal standard metropolitan statistical area (SMSA). Currently there are approximately 145 residents in the Lick Building, the majority of whom are African American. The Jackson building has been vacant for approximately one year.

The Jackson Lick Apartments operates as its own community. Residents are reliant on services provided by HHA, including the very basic domestic needs. A visiting doctor from Hamilton Health Services provides healthcare monitoring. Those who are physically able walk across the street to Broad Street Market. Residents are heavily dependent on public transportation (bus and cab service) for travel off-site for shopping, doctor appointments, and religious activities.

Social impacts associated with use of the N. 6<sup>th</sup> and Basin Street Alternative for the U.S. Courthouse include physical relocation of the residents of the Jackson Lick Apartments Court, and as well as impacts to residents quality of life. In addition, displacement of the Jackson Lick pool house could affect community access to this facility.

As elderly and handicapped, the Jackson Lick residents are perhaps more vulnerable to disruptions and may not adapt as readily to life changes as other populations. According to an advocate, many of the current residents were moved from the Jackson building when it was closed for renovation, and are now faced with the possibility of another move to an uncertain location (Jones, 2005). Residents have expressed fear and apprehension about their unknown future.

Residents are reliant on the services provided by HHA. HHA would ensure that these basic needs are addressed. However, there is currently no available facility into which this entire community could be moved. This would mean for many residents, not only



the loss of their homes in this familiar setting, but the loss of close companions. The NAACP has expressed concern that the relocation and potential separation of the elderly residents could result in long-term affects on the mental and physical health of the residents.

There does not appear to be much interaction between the Jackson Lick residents and surrounding residential communities; therefore impacts to a larger surrounding community are not anticipated as a result of displacing the Jackson Lick residents.

Jackson Lick residents are heavily dependent on the Hamilton Health Center which, under the HHA Resident Service Program, provides a visiting doctor once a week at the Lick Building for medical care (Hamilton Health Center, 2005c). Hamilton Health Center does not provide a doctor to any other HHA facility, so relocation to other HHA facilities could impact the residents of the Jackson Lick Apartments. Hamilton Health Center would coordinate with HHA, if residents were displaced, in order to continue to provide healthcare for the residents of Jackson Lick Apartments, if space were provided for them to operate. Hamilton Health Center would also work to provide transportation for residents to access the center if residents were disbursed amongst other HHA facilities (Hamilton Health Center, 2005c).

The N. 6th and Basin Street Alternative would also displace residents of Jackson Lick Apartments who rely heavily on nearby CAT bus to provide Share-A-Ride and other low-income services for residents to commute to doctor appointments and shopping areas. Relocation of these elderly and disabled residents to locations away from mass transportation would have a major impact on their ability to access community facilities, as well as resources needed for everyday living (e.g. shopping).

Construction of the proposed U.S. Courthouse on the N. 6th and Basin Alternative would result in the acquisition and relocation of 146 occupied units in the Jackson Lick Apartments. No assisted or public housing is or will be available in the Harrisburg area for the foreseeable future (H.C. Peck, 2005). Many of the housing sites in the Harrisburg area for the elderly and low income are considered undesirable because they are considered unsafe and not suitable for the elderly residents who would be displaced. Desirable housing units would need to be located close to the downtown area and in safe neighborhoods within a 1 to 2 mile radius of the current location.

Regulations require that displacees in assisted housing be offered replacement housing in the same or similar program before being offered housing on the private market. The special needs of the elderly residents require relocation to comparably equipped complexes that only become available in the market at a rate of approximately seven per month after a mandatory 6-month application waiting period. The replacement housing payment (RHP) for each displacee is based on the individual contributing only 30 percent of their gross monthly household income toward the rent and utilities of a comparable unit. This base figure was calculated to be an average of \$203 for each displacee in the building, and the high average of available replacement one bedroom units in comparable complexes was found to be \$750 per month. These circumstances result in an extremely large “super payment” of \$22,974.00 for each of the 146 individuals displaced. Under the Uniform Relocation Act, benefits to displaced individuals would expire after 42 months leaving relocatees with no continuing public housing assistance (H.C. Peck, 2005).

There are approximately 700 elderly persons on the waiting list for some sort of public housing assistance. This problem of a limited number of units for the elderly existed prior to potential plans for the new courthouse. The removal of the Jackson Lick buildings would exacerbate the problem of limited subsidized housing for the elderly.

In addition to the Jackson Lick Apartments, the N. 6th and Basin Street Alternative would displace the pool house for the Jackson Lick Community Pool, but would not displace the pool itself. According to the Harrisburg Department of Recreation, it is unlikely that the pool house could be relocated within the current property. The Jackson Lick Community Pool would have to close if the pool house were taken, due to Department of Health regulations for community swimming pools (Harrisburg Department of Parks and Recreation, 2005b). Loss of the Jackson Lick pool would leave only one other public pool in the City of Harrisburg and would be an adverse impact to citizens that currently use this community facility.

## 7. FINDINGS

Use of any of the three alternative sites would result in impacts to the social aspects listed in the introduction to this assessment. These impacts are described in the table below.

	<b>Alternatives</b>		
<b>Social Aspect</b>	<b>N. 3<sup>rd</sup> and Forster</b>	<b>N. 6<sup>th</sup> and Verbeke</b>	<b>N. 6<sup>th</sup> and Basin</b>
1. The ways people cope with life through their economy, social systems, and cultural values.	Businesses and residents would be displaced creating economic impacts and disruption of existing social systems.	Residents, businesses, and the Friends Meeting House would be displaced creating economic impacts and disruption of existing social systems.	Residents would be displaced creating economic impacts and disruption of existing social systems.
2. The ways people use the natural environment, for subsistence, recreation, spiritual activities, cultural activities, and so forth.	The proposed action would have negligible impacts to the natural environment and no to negligible impacts to people's interaction with the natural environment.		

	<b>Alternatives</b>		
<b>Social Aspect</b>	<b>N. 3<sup>rd</sup> and Forster</b>	<b>N. 6<sup>th</sup> and Verbeke</b>	<b>N. 6<sup>th</sup> and Basin</b>
3. The ways people use the built environment, for shelter, making livelihoods, industry, worship, recreation, gathering together, etc.	Demolition of structures would directly affect people's places of residence and in the case of business owners and their employees, their ability make a livelihood.	Demolition of structures would directly affect people's places of residence. In the case of business owners and their employees, demolition would affect their ability to make a livelihood. Loss of the Friends Meeting House would impact a place of worship and a center of community life.	Demolition of structures would directly affect people's places of residence.
4. The ways communities are organized, and held together by their social and cultural institutions and beliefs.	Displacement of residents and business owners would disperse the peoples who have established a cohesive neighborhood around diverse social and cultural backgrounds as well as social needs.	Displacement of residents would disperse the peoples in a cohesive neighborhood with similar social needs.	Displacement of residents would disperse the peoples in a cohesive neighborhood with similar social needs.
5. Ways of life that communities value as expressions of their identity.	People would be displaced from their life in the urban center of the City which they value.	People would be displaced from a high quality, affordable housing area which they value	People would be displaced from a housing facility which meets their individual needs and provides them with a safe and secure living environment.

	<b>Alternatives</b>		
<b>Social Aspect</b>	<b>N. 3<sup>rd</sup> and Forster</b>	<b>N. 6<sup>th</sup> and Verbeke</b>	<b>N. 6<sup>th</sup> and Basin</b>
6. Art, music, dance, language arts, crafts, and other expressive aspects of culture.	People would be displaced from their life in the urban center of the City with its many opportunities for cultural expression.	People would be displaced from their life near the urban center of the City with its many opportunities for cultural expression. In addition, the Friends Meeting House, a cultural center for many, would be displaced.	People would be displaced from their housing facility which provides cultural experiences to those with limited ability to access other resources.
7. A group's values and beliefs about appropriate ways to live, family and extra-family relationships, status relationships, means of expression, and other expressions of community.	Displacement of residents and business owners would disperse the peoples who have established a cohesive neighborhood around diverse social and cultural backgrounds as well as social needs.	Displacement of residents would disperse the peoples in a cohesive neighborhood with similar social needs.	Displacement of residents would disperse the peoples in a cohesive neighborhood with similar social needs.
8. The esthetic and cultural character of a community or neighborhood-its ambience.	Replacement of historic structures with a new courthouse would result in the loss of an important aesthetic to the Harrisburg Central Business District resulting in a change in the aesthetics of the site and the surrounding areas.	Replacement of residential structures with a new courthouse would result in a change in the aesthetics of the site and the surrounding areas.	

## **8. MITIGATION MEASURES**

### **8.1 N. 3RD AND FORSTER STREET**

Property acquisition and resident relocation would be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, amended by the Uniform Relocation Act Amendments of 1987. The Uniform Act ensures the fair and equitable treatment of persons whose real property is acquired or who are displaced as a result of a Federal or Federally-assisted project. Government-wide regulations provide procedural and other requirements (appraisals, payment of fair market value, notice to owners, etc.) in the acquisition of real property and provides for relocation payments and advisory assistance in the relocation of persons and businesses.

For site acquisition, the government would provide for property appraisal/determination of just compensation, negotiations, and payment and possession of property. For residential relocations, the government would provide relocation assistance, moving costs, assistance in locating replacement housing, and rental assistance. For business relocations, the government would provide relocation assistance, moving costs, compensation for personal property losses, searching expenses, and re-establishment expenses.

Disruption to community cohesion could be mitigated by finding replacement housing for displaced residents within the CAN neighborhood or similar neighborhoods in the City of Harrisburg, although this may be difficult based on the findings of the Relocation Report.

### **8.2 N. 6TH AND VERBEKE STREET**

Mitigation for relocation of residents of the Cumberland Court Apartments would include conformance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, amended by the Uniform Relocation Act Amendments of 1987. No measures have been identified to mitigate the loss of relocation benefits after 42 months.

Disruption to residents' quality of life could be mitigated if residents of Cumberland Court Apartments could be relocated to subsidized housing with similar amenities and services. Access to healthcare and public transportation are necessities for this

community. Destinations within walking distance for food shopping and other needs would add to the quality of life and sense of community for relocated residents.

Mitigation measures for impacts to the Friends Meeting House and the Praise and Play Early Center may include site relocation assistance to allow them to function in the same community setting.

### **8.3 N. 6TH AND BASIN STREET**

Mitigation for relocation of residents of the Jackson Lick Apartments would be include conformance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, amended by the Uniform Relocation Act Amendments of 1987. No measures have been identified to mitigate the loss of relocation benefits after 42 months.

Mitigation for impacts to residents of Jackson Lick residents could include relocation to a facility with similar amenities and services, including access to healthcare and public transportation which are necessities for this vulnerable population. Destinations within walking distance for food shopping and other needs should be provided. Ideally, and to maintain their sense of community in its fullest form, all residents would be moved together to a location. If this is not possible, counseling could be provided to help residents adjust to their new surroundings. GSA could continue to coordinate closely with HHA to ensure that there is a minimal amount of disruption to the residents of Jackson Lick during the relocation process.

Mitigation measures for impacts to recreational and educational facilities may include requirements for noise controls on construction equipment. Other mitigation measures may include relocation of the pool house, if possible, relocation of the pool, or not designing the courthouse to avoid the pool house